

CPC Meeting  
December 12, 2012  
7:30PM  
Kingsbury Room, Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station.

**Present were the following CPC members:** Allan Port (Chair), Tony Parker (Vice Chair), Barbara McMahon, Jeanne Conroy, Jim Conlin, Dwight Lueth, and Susan Troy. Kathy Egan and Joan Gaughan were absent.  
Susan Minio, CPC administrative assistant, was also present.

The Chair called the meeting to order at 7:32PM

No citizens chose to speak.

The Chair noted that with the changes to the CPA Act, CPA funds can be used to rehabilitate parks that were not purchased with CPA funds originally.

**NRC: Perrin Park Playground application for funding. (Gaughan)**

Janet Bowser, Neal Seaborn, and Steve Murphy from the NRC attended to discuss their application for funds to rehabilitate Perrin Park Playground.

Request for \$30,000 to replace the equipment deemed unsafe by the DPW (and recently removed). The equipment would need to be installed by the manufacturer or installer (cannot be done by volunteers of DPW due to safety and warrantee requirements). NRC will do local fund raising to try to offset the cost.

Mr. Parker raised some concerns regarding the use for playgrounds and how CPC would manage any other requests. He likes the idea that this is equipment for NRC recreation land and of fundraising dollars. The Chair made a request – since this is the first use of the expanded rules--that NRC to send a list of parks and the age of the playgrounds and which would likely need additional help (a long range plan). It was noted that the NRC has also put this in their capital request. There was general positive response to the concept of the request for funding but with the desire that there be matching funding coming from any number of additional sources – including the Town and private fundraising.

Janet Bowser to provide a summary of long term needs. NRC will discuss the request for matching funds from the Town and or the community. CPC will discuss this again at the January 9, 2013 meeting.

**Wellesley Historical Society: Dadmun-McNamara House project update  
(Parker)**

Mr. Parker gave a brief update on the project. The Society did not feel ready to come before the CPC to report on their study.

**Update on additional existing or new projects including, but not limited to:  
Hills chimney (Lueth), cluster zoning (Conroy), affordable housing (Troy), The  
Electric Substation (McMahon), 900 Worcester Street (McMahon)**

- 900 Worcester Street update  
Project is still waiting until the Church is clear to proceed.
- Hills chimney (Lueth)  
Mr. Lueth has been meeting with representatives from the library to discuss this project. The chimney would need to be restored to historical guidelines. In addition, Mr. Lueth noted that the CPC does encourage additional sources for funding. They have three possible sources for partial funding. There will likely be a two part project: planning and then restoration.
- Cluster zoning (Conroy)  
No update on the project. Final presentation will be given to planning in mid-January. We have one invoice to pay now and another to hold until January or February.
- Affordable housing (Troy)  
Submitted a \$250,000 grant funding request to continue the ability to purchase appropriate affordable housing that may come on the market. The Chair noted that there was \$225,000 put into the five-year plan for WHDC. Susan Troy to submit the request to amend the request. CPC will vote upon the request at the next meeting.
- The Electric Substation (McMahon)  
Tour was taken of the building on 12/11/12. Likely they would be looking for design money for the next fiscal. Unlikely to be ready for this year's annual town meeting. It is on the CPC long range plan.

**Warrant Article**

There was a discussion about the language needed for a general warrant article to cover the CPC requests that need to be submitted by January 4, 2013. Specific project language needs to be submitted by February 25, 2013. ATM is scheduled for April 1, 2013.

Potential motions: Planning motion for the Library chimney (possibly an Admin funds request). WHDC grant request for \$225,000, NRC request for possible max of \$30,000 (10K/10K/10K split being highly encouraged), Substation design money request (no idea what that dollar amount will be).

**Meetings in the New Year – and public hearing discussion**

CPC public meeting to cover the new use rules as well as probable projects.

**Invoices and Minutes approval**

Move to approve the two invoices related to the Cluster Zoning project. (Note that the one for \$2000 will be held for payment after approval until January) Jeanne Conroy moved to approve both invoices related to the Cluster Zoning project and to submit one now and one in January for payment. Jim Conlin seconded the motion which carried unanimously after the vote.

Jim Conlin moved to approve the minutes from the November 14 meeting after removing Barbara McMahon from the attendee list. Dwight Lueth seconded the motion to approve all minutes as noted above and the motion carried (with all voting yes and Barbara McMahon abstaining).

The meeting adjourned after a unanimous vote of a motion made to end the meeting by Barbara McMahon and seconded by Tony Parker.